



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl, AICP
Director of Planning

October 27, 2003

Honorable Board of Supervisors, County of Los Angeles
Kenneth Hahn Hall of Administration, Room 383
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**ZONE CHANGE CASE NO. 02-182-(5)
CONDITIONAL USE PERMIT CASE NO. 02-182-(5)
VESTING TENTATIVE TRACT MAP NO. 53942
PETITIONER: EVEREST INVESTMENT GROUP
9163 E. LAS TUNAS DRIVE
TEMPLE CITY, CA 91780
EAST SAN GABRIEL ZONED DISTRICT
FIFTH SUPERVISORIAL DISTRICT (3-VOTE)**

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:

1. Consider the Negative Declaration for Zone Change Case No. 02-182-(5), Conditional Use Permit Case No. 02-182-(5) and Vesting Tentative Tract Map No. 53942, together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the project is *de minimus* in its effect on fish and wildlife services, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.
2. Instruct County Counsel to prepare an ordinance to change the zone within the East San Gabriel Zoned District as recommended by the Regional Planning Commission (Zone Change Case No. 02-182-(5)).
3. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit Case No. 02-182-(5) and Vesting Tentative Tract Map No. 53942.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

- Update the zoning on the subject property to allow the property owner to develop the property with a multi-family residential project that is compatible with the existing surrounding uses.
- Establish development standards that ensure future development on the subject property will be compatible with the goals and policies of the General Plan.

Implementation of Strategic Plan Goals

The County's Strategic Plan goal of service excellence is achieved through the timely, accurate and efficient processing of the project. The proposed zone change, conditional use permit, and vesting tentative tract map promote the goal of fiscal integrity because the proposed residential development will increase the county's revenue base.

The zone change, conditional use permit, and vesting tentative tract map also promote the County's vision for improving the quality of life in Los Angeles County. The project allows for the provision of needed housing.

FISCAL IMPACT/FINANCING

Adoption of the proposed zone change and approval of the conditional use permit and vesting tentative tract map should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On July 9, 2003, the Regional Planning Commission conducted concurrent public hearings on Zone Change and Conditional Use Permit Case Nos. 02-182-(5) and Vesting Tentative Tract Map No. 53942. The requests before the Commission were: 1) zone change from the existing A-1 (Light Agricultural – 5,000 Square Foot Minimum Lot Area) to R-3-DP (Limited Multiple Residence - Development Program Zone) on the 0.85 acre project site, 2) a conditional use permit to ensure compliance with requirements of the proposed development program zone, and 3) Vesting Tentative Tract Map No. 53942 to create 18 new attached condominiums. The Regional Planning Commission voted unanimously at its September 17, 2003 meeting to recommend approval of the requested zone change and to approve the conditional use permit and vesting tentative tract map.

Pursuant to subsection C of Section 21.56.010 and subsection B.2 of Section 22.60.230 of the County Code, the conditional use permit and vesting tentative tract map are deemed to be called for review/appealed by your Board and shall be considered concurrently with the recommended zone change. A public hearing is required pursuant to Sections 22.16.200 and 22.60.240 of the County Code and Sections 65856 and 66452.5 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, and 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et.seq.), the State CEQA Guidelines, and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence, in light of the whole record before the Commission, that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project.

Based on the Negative Declaration, adoption of the proposed zone change and approval of the proposed conditional use permit and vesting tentative tract map will not have a significant effect on the environment.

IMPACT ON CURRENT SERVICES OR (OR PROJECTS)

Action on the proposed zone change, conditional use permit and vesting tentative tract map is not anticipated to have a negative impact on current services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

A handwritten signature in dark ink, appearing to read "Frank Meneses", with a stylized, flowing script.

Frank Meneses, Acting Administrator
Current Planning Division

**Honorable Board of Supervisors
Zone Change Case No. 02-182-(5)
Conditional Use Permit Case No. 02-182-(5)
Tentative Tract Map No. 53942**

Page 4

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Attachments: Legal Descriptions, Commission Resolution, Findings & Conditions,
 Commission Staff Report & Attachments, Zone Change Map,
 Vesting Tentative Tract Map, Exhibit "A"

C: Chief Administrative Officer
 County Counsel
 Assessor
 Director, Department of Public Works

**A RESOLUTION OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
RELATING TO ZONE CHANGE CASE NO. 02-182-(5)**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 02-182-(5) on July 9, 2003; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The subject property is a 0.85-acre site located at 5235 – 5237 Rosemead Boulevard in the East San Gabriel Zoned District and in the East Pasadena – San Gabriel Community Standards District.
2. The subject property is rectangular in shape with level terrain. The project site is currently vacant.
3. Access to the site will be provided from Rosemead Boulevard via a service road.
4. Zone Change Case No. 02-182-(5) is a request for a change of zone from A-1 (Light Agricultural – 5,000 square foot minimum lot area) to R-3-DP (Limited Multiple Residence, Development Program Zone) on the subject property. The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied to this case, the conditional use permit will restrict the development of the re-zoned site to the proposed residential development as shown on the site plan marked Exhibit “A”. No other development is permitted on the property unless a new conditional use permit is first obtained.
5. Zone Change Case No. 02-182-(5) was heard concurrently with Vesting Tentative Tract Map No. 53942, and Conditional Use Permit Case No. 02-182-(5) at the July 9, 2003 public hearing.
6. Vesting Tentative Tract Map No. 53942 is a related request to create one residential lot for development with 18 new attached condominiums on the 0.85-acre subject property. Conditional Use Permit Case No. 02-182-(5) is a related request to authorize the residential development in compliance with the requirements of the proposed R-3-DP Zone.
7. The site plan for the Tentative Tract Map and Conditional Use Permit, labeled Exhibit “A”, depicts 18 attached condominiums with attached garages and 5 guest parking spaces distributed throughout the project site.
8. The project site is currently zoned A-1 (Light Agricultural – 5,000 square foot minimum lot area). The current A-1 zoning on the subject property became effective January 1, 1931 following the adoption of Ordinance Number 1891 which created the East San Gabriel Zoned District. The proposed 18-unit residential development is inconsistent with the

current zoning of the property. The proposed zone change is necessary to develop as proposed.

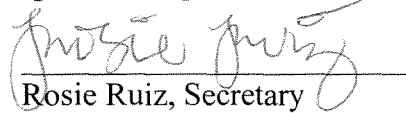
9. Surrounding zoning is A-1 (Light Agricultural – 5,000 square foot minimum lot area) to the north and west and R-3 (Limited Multiple Residence-5000 square feet minimum lot area) to the south. The area to the east is located within the city of Temple City.
10. The existing land uses to the west of the project site are single-family residences. Multi-family residences are located to the north and south, and various commercial uses such as a hotel, an animal hospital, and offices, as well as a church are located to the east along Rosemead Boulevard.
11. The property is depicted within the Medium Density Residential (Urban 3) land use classification of the Land Use Policy Map in the countywide general plan. This land use category allows 12 –22 dwelling units per acre, which would permit a maximum of 25 dwelling units on the 1.16-gross acre property. The proposed R-3-DP zone would also allow a maximum of 25 dwelling units on the subject property, and it is therefore consistent with the density permitted in the Medium Density Residential land use category. The proposed zone change from A-1 to R-3-DP will also increase the supply and diversity of housing, and promote the efficient use of land through a more concentrated pattern of urban development. The proposed zone change is consistent with the goals and policies of the Los Angeles County General Plan.
12. Modified conditions warrant a revision in the zoning of the subject property. Since the original A-1 zoning was established, the area has changed to accommodate multi-family residences. The area currently has limited potential for agricultural or single-family use due to existing and emerging land use development patterns. The adjacent properties to the south were rezoned from A-1 to R-3 on July 17, 1959. Although the adjacent properties to the north are zoned A-1, multi-family residences were built there in 1967 following the approval by the Regional Planning Commission of Zone Exception Case No. 8131-(5) on August 30, 1966. The proposed zone change is consistent with the prior rezoning in the area.
13. A need for the proposed zone classification exists within the community because the property is not suitable for future agricultural use and the R-3-DP zone is more compatible with adjacent residential uses. The General Plan recognizes the limited supply of prime land available for housing.
14. The subject property is a proper location for the proposed R-3-DP zoning classification and placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because the site has access to all necessary services and facilities and is of sufficient size and shape to accommodate residential development at R-3 densities. The proposed residential zoning is compatible with existing adjacent residential uses and surrounding residential zoning. Moreover, the proposed zoning classification will be consistent with the land use classification and the goals and policies of the General Plan.

15. Compatibility with surrounding land uses will be further ensured through the conditions of approval of the related conditional use permit and development program contained therein.
16. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et.seq.) and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence, in light of the whole record before the Commission, that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project.
17. After consideration of the attached Negative Declaration together with and comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the proposed change of zone will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.

NOW THEREFORE BE IT RESOLVED, that the Regional Planning Commission of the County of Los Angeles recommends that the Board of Supervisors:

1. Hold a public hearing to consider Zone Change Case No. 02-182-(5), a proposed change of zone from A-1 (Light Agricultural – 5,000 square foot minimum lot area) to R-3-DP (Limited Multiple Residence Development Program Zone) on 0.85 acres.
2. Certify completion of and approve the attached Negative Declaration and determine that Zone Change Case No. 02-182-(5) will not have a significant effect upon the environment.
3. Find that the recommended zoning is consistent with the goals, policies and programs of the Los Angeles County General Plan.
4. Find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone.
5. Adopt recommended Zone Change Case No. 02-182-(5), changing the zoning classification on the property as depicted on the attached Exhibit and described hereinabove.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on **September 17, 2003**.


Rosie Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR CONDITIONAL USE PERMIT NO. 02-182-(5)**

1. The Los Angeles County Regional Planning Commission conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 02-182-(5) on July 9, 2003.
2. The applicant is proposing to construct a residential development on the subject property consisting of 18 new attached condominiums on one lot.
3. A conditional use permit is required to ensure compliance with the requirements of the proposed Development Program zone pursuant to Sections 22.20.260 and 22.40.040 of the Los Angeles County Code.
4. The subject property is located at 5235 –5237 Rosemead Boulevard in the East San Gabriel Zoned District and in the East Pasadena – San Gabriel Community Standards District.
5. The rectangular-shaped property is 0.85 net acres (1.16 gross acres) in size with level topography. The site is currently vacant.
6. The project site is currently zoned A-1 (Light Agricultural – 5,000 square foot minimum lot area). Concurrent with this approval, however, the Commission has recommended that the Board of Supervisors approve Zone Change Case No. 02-182-(5). If approved by the Board of Supervisors, the subject property will be zoned R-3-DP (Limited Multiple Residence-Development Program Zone). The Development Program designation will ensure that development occurring after the property has been rezoned will conform to plans submitted by the applicant through the conditional use permit approval process.
7. Surrounding zoning is A-1 (Light Agricultural – 5,000 square foot minimum lot area) to the north and west and R-3 (Limited Multiple Residence-5000 square feet minimum lot area) to the south. The area to the east is located within the city of Temple City.
8. The existing land uses to the west of the project site are single-family residences. Multi-family residences are located to the north and south, and various commercial uses such as a hotel, an animal hospital, and offices, as well as a church are located to the east along Rosemead Boulevard.
9. The proposed project is consistent with the requested R-3-DP zoning classification. Pursuant to Section 22.40.040 of the Los Angeles County Code, property in a DP zone may be used for any use permitted in the basic zone, subject to the conditions and limitations of the conditional use permit and approved development program contained therein. Multi-family residential uses are permitted in the R-3 zone by Section 22.20.260 of the County Code. The proposed density of 18 dwelling units is consistent with the proposed R-3 zone, which would allow a maximum of 25 dwelling units on the subject property.

10. The property is depicted within the Medium Density Residential (Urban 3) land use classification on the Land Use Policy Map of the countywide general plan. This land use category allows 12 –22 dwelling units per acre, which would permit a maximum of 25 dwelling units on the 1.16-gross acre property. The proposal to create 18 condominiums, approximately 15.5 dwelling units/acre, is consistent with the density permitted under the Medium Density Residential category. The project will increase the supply and diversity of housing and promote the efficient use of land through a more concentrated pattern of urban development. The Regional Planning Commission finds that the proposed project is consistent with the goals and policies of the Los Angeles County General Plan.
11. This conditional use permit request was heard concurrently with Zone Change Case No. 02-182-(5) and Vesting Tentative Tract Map No. 53942. Approval of Conditional Use Permit No. 02-182-(5) will not become effective unless and until the Board of Supervisors has adopted an ordinance effecting the proposed change of zone and such ordinance has become effective.
12. Vesting Tentative Tract Map No. 53942 is a related request to create one multi-family lot for development with 18 new attached condominiums on the 0.85-acre subject property.
13. The applicant's site plan, labeled Exhibit "A", depicts 18 attached condominiums occupying approximately 21,483 square feet (58%) of the project site. The proposed condominiums are two-stories and 31.6 feet high. They are 1,750 square feet each with 3 bedrooms and a study. Each condominium will have its own two-car garage. There is a gated entry from Rosemead Boulevard and the existing 6-foot wire fences on the north, south, and west sides of the property boundary will be replaced with a new 6-foot concrete block wall. The condominiums will be accessed by a 29-foot wide common driveway with no parking permitted. Guest parking spaces are provided throughout the project.
14. At the public hearing, the Regional Planning Commission received oral testimony from the applicant regarding the proposed development. No other testimony was presented and no written correspondence was received.
15. Access to the proposed development shall be provided from Rosemead Boulevard, via a service road.
16. The proposed use is subject to all applicable development standards and requirements of the R-3 zone, as set forth in Sections 22.20.310 and 22.20.330 of the County Code, as well as the requirements of the DP zone, pursuant to Sections 22.40.030 through 22.40.080. The zone-specific development standards of the East Pasadena – San Gabriel Community Standards District set forth in Section 22.44.135 of the County Code, also apply to this project and supercede the height limit and yard requirements of the R-3 zone.

17. In compliance with Section 22.20.310 of the County Code, the proposed project does not exceed 30 units per net acre.
18. Section 22.20.330 of the County Code requires parking to be provided as required by Part 11 of Chapter 22.52 of the County Code. Section 22.52.1180 of Part 11 requires parking to be provided for residential uses as follows: two covered standard automobile parking spaces for each single-family residence and one guest parking space for every four dwelling units for a total of 36 resident parking spaces, and 5 guest parking spaces distributed throughout the project site. The Exhibit "A" (dated January 15, 2003) submitted by the permittee complies with the parking requirement.
19. The proposed project, with the attached conditions of approval, will comply with all applicable requirements of Section 22.44.135 of the County Code as set forth below:
 - a. No structures shall exceed a height of 35 feet except for chimneys and rooftop antennas. The proposed structure on the north side of the site, which is adjacent to a single-family residential zone, shall have a maximum height of 10 feet at 5 feet from the side property line, and any portion greater than 10 feet shall be set back at a 1:1 ratio.
 - b. The minimum front yard setback shall be the average depth of the front yards of all developed properties on the same side of the street on the same block. The rear yard setback shall be a minimum of 15 feet. The side yard setback shall be a minimum of 5 feet.
 - c. The floor area maximum shall be 100% of net area (0.85 acres), and the lot coverage maximum shall be 75% of net lot area. Floor area shall include all enclosed buildings except cellars or garages, and lot coverage shall include all enclosed buildings.
 - d. A minimum of 20% of the required front yard shall contain softscape landscaping.
 - e. The maximum grade shall be the average grade of adjoining lots or parcels of land, unless modified by the director or county engineer where it is impractical due to topographic conditions.
 - f. Street lighting shall be consistent with the neighborhood pattern except where the Department of Public Works determines that a different street lighting configuration is required for the protection of public health and safety.
20. The applicant has submitted a development program, consisting of a site plan and progress schedule, which complies with the requirements of Section 22.40.050 of the County Code.
21. As a condition of approval of this grant, the applicant will be required to comply with all applicable development program conditions as set forth in County Code Section 22.40.070.
22. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et.seq.) and the

environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence, in light of the whole record before the Commission, that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project.

23. This project is *de minimus* in its effect of fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
24. Approval of this conditional use permit is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Tract Map No. 53942.
25. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required and;
- E. That the development program submitted provides necessary safeguards to insure completion of the proposed development by the permittee, forestalling substitution of a

lesser type of development contrary to the public convenience, welfare or development needs of the area.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Sections 22.40.060 and 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Regional Planning Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration for the project.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 02-182-(5) is **APPROVED** subject to the attached conditions and further subject to approval by the Board of Supervisors of Zone Change Case No. 02-182-(5).

**DEPARTMENT OF REGIONAL PLANNING
CONDITIONAL USE PERMIT CASE NO. 02-182-(5)**

**Tentative Map Date: 9-17-2002
Exhibit "A" Date: 1-15-2003**

CONDITIONS:

1. This grant authorizes the use of the subject property for 18 new attached condominium units, as depicted on the approved Exhibit "A" (dated January 15, 2003) subject to all of the following conditions of approval.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 7 and 8. Further, this grant shall not become effective unless and until the Board of Supervisors has approved Zone Change Case No. 02-182-(5) and an ordinance reflecting such change of zone has become effective.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. The terms and conditions of the grant shall be recorded in the office of the County Recorder concurrently with the recordation of the final map for Vesting Tentative Tract Map No. 53942. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
7. Within five (5) days of the approval date of this grant, the permittee shall remit a \$25 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.
8. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant, and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the

County of Los Angeles the sum of **\$1,500.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for **ten (10) biennial inspections**. The inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The charge for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is \$150.00 per inspection.

9. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
10. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

12. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 53942. In the event that Vesting Tentative Tract Map No. 53942 should expire without the recordation of a final map, this grant shall

terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

13. The subject property shall be graded, developed and maintained in substantial conformance with the approved tentative map (dated September 17, 2002) and the approved exhibit map on file marked Exhibit "A" (dated January 15, 2003). In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans shall require the written authorization of the property owner.
14. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions or shown on the approved Exhibit "A".
15. The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 53942.
16. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Planning. The maximum grade shall be the average grade of adjoining lots or parcels of land, unless modified by the director or county engineer where it is impractical due to topographic conditions.
17. The minimum front yard setback shall be the average depth of the front yards of all the developed properties on the same side of the street on the same block. The rear yard setback shall be a minimum of 15 feet. The side yard setback shall be a minimum of 5 feet.
18. No structures shall exceed a height of 35 feet above grade except for chimneys and rooftop antennas. All structures on the north side of the property, which is adjacent to a single-family residential zone, shall have a maximum height of 10 feet at 5 feet from the side property line and any portion greater than 10 feet shall be set back at a 1:1 ratio as required by Section 22.44.135 of the County Code.
19. A minimum of 36 standard automobile parking spaces, as depicted on the approved Exhibit "A" (dated January 15, 2003), shall be provided and continuously maintained on the subject property, developed to the specifications listed in Section 22.52.1060 of the County Code and including spaces for use by disable persons as required. There shall be at least 5 guest parking spaces distributed throughout the project site as depicted on Exhibit "A" (dated January 15, 2003). The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, vehicle repair, or any other unauthorized use.
20. The floor area maximum shall be 100% of the net lot area (0.85 acres) and the lot coverage maximum shall be 75% of the net lot area. Floor area shall include all enclosed buildings except cellars or garages, and lot coverage shall include all enclosed buildings.

21. Street lighting shall be consistent with the neighborhood pattern except where the Department of Public Works determines that a different street lighting configuration is required for the protection of public health and safety.
22. The permittee shall submit a copy of the project Conditions, Covenants, and Restrictions to the Director of Planning for review and approval prior to the recordation of the final map for Vesting Tentative Tract Map No. 53942.
23. The permittee shall provide in the Conditions, Covenants, and Restrictions reference to or inclusion of a reserve formula to ensure full disclosure to prospective purchasers of the condominiums of reserve fund requirements for the long-term maintenance, repair, replacement, or improvement of Homeowners Association property and common property, to the satisfaction of the Department of Regional Planning.
24. All utilities shall be placed underground.
25. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
26. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained.
27. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 7:00 a.m. and 6:00 p.m., and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.
28. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
29. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
30. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
31. The permittee shall obtain all necessary permits from the Los Angeles County Department of Public Works and shall maintain all such permits in full force and effect as required.
32. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County of Los Angeles.

33. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
34. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
35. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with Los Angeles County Building and Plumbing Codes.
36. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
37. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Department.
38. Pursuant to Chapter 22.72 of the County Code, the permittee or his successor in interest, shall pay a fee to the Los Angeles County Librarian prior to the issuance of any building permit in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The current fee amount is \$648.00 per dwelling unit ($\$648.00 \times 18 \text{ dwelling units} = \$11,664.00$). The permittee may contact the County Librarian at (562) 940-8430 regarding payment of fees.
39. Prior to the issuance of building permits, the permittee shall pay all required school mitigation fees.
40. Prior to the issuance of any grading or building permit, a site plan shall be submitted to and approved by the Director of Planning indicating that the proposed construction and associated grading complies with the conditions of this grant and the standards of the zone.
41. As stated in the Negative Declaration prepared by the Department of Regional Planning, Impact Analysis section, the applicant shall:
 - a. Comply with the NPDES requirements of the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works.

- b. Obtain an encroachment permit from Caltrans for any work on Rosemead Boulevard.
 - c. Limit large size truck trips to off-peak commute periods. Any transportation of heavy construction equipment and/or materials which requires the use of oversized transport vehicles on Rosemead Boulevard will require a Caltrans transportation permit.
42. Prior to the issuance of any building permit, the permittee shall submit to the Director for review and approval three (3) copies of a revised landscape plan, which may be incorporated into a revised Exhibit "A". The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Drip irrigation systems shall be employed for all plantings except for ground covers and grass areas.

In addition to the review and approval by the Director of Planning, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and by the Los Angeles County Fire Department. Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. The landscaping plan shall be maintained in compliance with the approved landscaping plans.

Permitted Plantings. Trees, shrubs and/or ground cover indigenous to the local region shall be used for the required 50% landscaping. Fire retardant and locally indigenous plants that may also be used for the required 50% such landscaping can be found on the attached list (marked Exhibit "B") compiled by the Los Angeles County Fire Department. This list may be amended as approved by staff.

The landscaping plan must show that at least 50% of the area covered by landscaping will be locally indigenous species, including not only trees, but shrubs and ground cover as well. However, if the applicant can prove to the satisfaction of staff that a 50% or more locally indigenous species is not possible due to County fire safety requirements, then staff may determine that a lower percentage of such planting will be accepted. In those areas where staff approves a reduction to less than 50% locally indigenous vegetation, the amount of such planting required shall be at least 30%. The landscaping shall include trees, shrubs and/or ground cover at a mixture and density determined by staff and the fire department. Fire retardant plants shall be given first consideration. At least 20% of the required front yard shall contain softscape landscaping as required by the East Pasadena – San Gabriel Community Standards District (County Code Section 22.44.135).

Timing of Planting. Prior to the issuance of building permits for any construction the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director of Planning. This phasing plan shall

establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs and/or ground cover shall be completed within eight months following occupancy.

The approved phasing plan shall set forth goals for the growth of the new plants in order to achieve established landscaping within eighteen months following completion of the required planting. The applicant shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished, at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan.

43. The following development program conditions shall apply:

- a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property.
- b. No existing building or structure which under the program is to be demolished shall be used.
- c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.
- d. All improvements shall be completed prior to the occupancy of any structures within each phase of development to the satisfaction of the Director of Planning.
- e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR VESTING TENTATIVE TRACT MAP NO. 53942**

1. The Los Angeles County Regional Planning Commission conducted a duly noticed public hearing in the matter of Vesting Tentative Tract Map No. 53942 on July 9, 2003.
2. The applicant is proposing to construct a residential development on the subject property.
3. Vesting Tentative Tract Map No. 53942 is a proposal to create one multi-family lot for development with 18 new attached condominiums on the subject property.
4. The subject site is located at 5235 – 5237 Rosemead Boulevard in the East San Gabriel Zoned District and in the East Pasadena – San Gabriel Community Standards District.
5. The rectangular shaped property is 0.85 net acres (1.16 gross acres) in size with level topography. The tentative map depicts residential structures to be removed. These structures have been removed and the site is currently vacant.
6. The project site is currently zoned A-1 (Light Agricultural – 5,000 square foot minimum lot area). Concurrent with this approval, however, the Commission has recommended that the Board of Supervisors approve Zone Change Case No. 02-182-(5). If approved by the Board of Supervisors, the subject property will be zoned R-3-DP (Limited Multiple Residence-Development Program Zone).
7. Surrounding zoning is A-1 (Light Agricultural – 5,000 square foot minimum lot area) to the north and west and R-3 (Limited Multiple Residence-5000 square feet minimum lot area) to the south. The area to the east is located within the city of Temple City.
8. The existing land uses to the west of the project site are single-family residences. Multi-family residences are located to the north and south, and various commercial uses such as a hotel, an animal hospital, and offices, as well as a church are located to the east along Rosemead Boulevard.
9. The proposed project is consistent with the requested R-3-DP zoning classification. Pursuant to Section 22.40.040 of the Los Angeles County Code, property in a DP zone may be used for any use permitted in the basic zone, subject to the conditions and limitations of the conditional use permit and approved development program contained therein. Multi-family residential uses are permitted in the R-3 zone by Section 22.20.260 of the County Code. The proposed density of 18 dwelling units is consistent with the proposed R-3 zone, which would allow a maximum of 25 dwelling units on the subject property.
10. The property is depicted within the Medium Density Residential (Urban 3) land use classification on the Land Use Policy Map of the countywide general plan. This land use

**VESTING TENTATIVE TRACT MAP NO. 53942
FINDINGS**

category allows 12 –22 dwelling units per acre, which would permit a maximum of 25 dwelling units on the 1.16-gross acre property. The proposal to create 18 condominiums, approximately 15.5 dwelling units/acre, is consistent with the density permitted in the Medium Density Residential land use classification. The project will increase the supply and diversity of housing and promote the efficient use of land through a more concentrated pattern of urban development. The Regional Planning Commission finds that the proposed project and the provisions for its design and improvements are consistent with the goals and policies of the Los Angeles County General Plan.

11. Vesting Tentative Tract Map No. 53942 was heard concurrently with Zone Change Case No. 02-182-(5) and Conditional Use Permit Case No. 02-182-(5). Approval of Vesting Tentative Tract Map No. 53942 will not become effective unless and until the Board of Supervisors has adopted an ordinance effecting the change of zone and such ordinance has become effective.
12. Conditional Use Permit Case No. 02-182-(5) is a related request to ensure the project's compliance with the requirements of the proposed Development Program Zone.
13. At the public hearing, the Regional Planning Commission received oral testimony from the applicant regarding the proposed development. No other testimony was presented and no written correspondence was received.
14. Access to the proposed development will be provided from Rosemead Boulevard, via a service road.
15. The proposed development is compatible with surrounding land use patterns. Residential development surrounds the subject property to the north, south and west.
16. The site is physically suitable for the type of development and density being proposed, since the property is relatively level and has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs; and will have flood hazards and geological hazards mitigated in accordance with the requirements of the Department of Public Works.
17. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
18. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their

VESTING TENTATIVE TRACT MAP NO. 53942
FINDINGS

habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.

19. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.
20. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
21. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
22. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
23. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
24. This tract map has been submitted as a "Vesting" Tentative Tract Map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the Los Angeles County Code (Subdivision Ordinance).
25. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et.seq.) and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence, in light of the whole record before the Commission, that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project. The project is *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game code.
26. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Regional Planning Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds the Negative

**VESTING TENTATIVE TRACT MAP NO. 53942
FINDINGS**

Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration for the project.

THEREFORE, in view of the findings of fact and conclusions presented above, Vesting Tentative Tract Map No. 53942 is APPROVED subject to the attached conditions established by the Regional Planning Commission and recommended by the Los Angeles County Subdivision Committee, and further subject to approval by the Board of Supervisors of Zone Change Case No. 02-182.

**DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE TRACT MAP NO. 53942**

**Exhibit Map Date: 1-15-03
Tentative Map Date: 9-17-02**

CONDITIONS:

1. Conform to the applicable requirements of Titles 21 and 22 of the Los Angeles County Code (Subdivision and Zoning Ordinances) including the requirements of the R-3-DP zone, the East Pasadena – San Gabriel Community Standards District, and all conditions of approval for Conditional Use Permit Case No.02-182-(5).
2. Recordation of the final map is contingent upon the effectuation of an ordinance changing the zoning on the property from A-1-5,000 to R-3-DP as recommended under Zone Change Case No. 02-182-(5).
3. Show Rosemead Boulevard as a dedicated street on the final map.
4. Submit a copy of the Covenants, Conditions, and Restrictions for the project to the Department of Regional Planning for review and approval.
5. Construct or bond with the Department of Public Works for the construction of driveway paving in widths as shown on the approved exhibit map dated January 15, 2003 (Exhibit "A"), to the satisfaction of the Department of Regional Planning and the Fire Department.
6. Label all common driveways required to be designated as fire lanes by the Fire Department as "Private Driveway and Fire Lane" on the final map or on a plat to be recorded by separate document concurrently with the recordation of the final tract map.
7. Post all driveways which are designated "Private Driveway and Fire Lane" with signs stating "No Parking-Fire Lane" and provide for continuous posting and enforcement of this restriction in the Covenants, Conditions and Restrictions.
8. Provide for the ownership and continued maintenance of the private driveways through a homeowners association or road maintenance agreement.
9. Submit a letter to the Department of Regional Planning agreeing to provide an adequate lighting system along all walkways to be constructed within the common areas to the satisfaction of the Department of Regional Planning.
10. Provide in the Covenants, Conditions and Restrictions a method for the continued maintenance of the common areas, including the driveways and the lighting systems along all walkways, to the satisfaction of the Department of Regional Planning.
11. Record the terms and conditions of Conditional Use Permit Case No. 02-182-(5) in the office of the County Recorder concurrently with the recordation of the final map.

12. This tract map is approved as a one-lot residential condominium project consisting of a total of 18 residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will in turn provide the necessary access and utility easements for the units. Place a note or notes on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.
13. Plant at least one tree of a non-invasive species within the front yard of the residential lot. The location and the species of said tree shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director of Planning and the County Forester and Fire Warden, and a bond shall be posted with the Department of Public Works, or other verification shall be submitted to the satisfaction of the Department of Regional Planning to ensure the planting of the required tree.
14. Within five (5) days of the tentative map approval date, remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. No land use project subject to this requirement is final, vested or operative until the fee is paid.
15. A final tract map is required for this land division. A waiver is not allowed.
16. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian prior to issuance of any building permit, in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The current fee amount is \$648.00 per dwelling unit (\$648.00 X 18 dwelling units = \$11,664.00). The subdivider may contact the County Librarian at (562) 940-8430 regarding payment of fees.
17. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this tract map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
18. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other

assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of litigation.
- b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the subdivider in accordance with Los Angeles County Code Section 2.170.010.

Except as expressly modified hereinabove, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee.

The following reports consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.

7. Prior to final approval of the tract map, submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Quitclaim or relocate easements running through proposed structures.
10. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
11. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
12. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

HW/for
Name Barry S. Witle
msw

Phone (626) 458-4915

Date 03-03-2003



COUNTY LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT NO. 53942

REVISED TENTATIVE MAP DATED 9/17/2002
REVISED EXHIBIT "A" DATED 1/15/2003

DRAINAGE CONDITIONS

- ☒ Comply with the following requirements to the satisfaction of Director of Public Works prior to the filing of the final map:
- ☒ A hydrology study for design of drainage facilities is required. Hydrology study shall be approved prior to submittal of improvement plans.
- ☒ A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010 of the Subdivision Ordinance.
- ☒ Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 03/24/03 to the satisfaction of Public Works.

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GRADING CONDITIONS

- ☒ A grading plan and soils report must be submitted and approved prior to approval of the final map.
- ☒ A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Name Timothy Chen Date 3/24/03 Phone (626) 458-4921
TIMOTHY CHEN

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 S. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

REVIEWER CALLING HOURS
8-9 a.m. & 3-4 p.m. Mon.-Thurs.

DISTRIBUTION
___ Geologist
1 Soils Engineer
1 LDMA/Proc. Center
1 Section File
1 Subdivision
Job Number LX001129

TENTATIVE TRACT 53942, 5235-5237 Rosemead Blvd
SUBDIVIDER Everest Investment Group
ENGINEER Engles Shen
GEOLOGIST -----
SOILS ENGINEER Quartech Consultant

TENTATIVE MAP DATED 01-15-03 3rd Revision
LOCATION San Gabriel
REPORT DATE -----
REPORT DATE 07-01-02

[X] **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- [X] The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.
- [X] A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading and completion of soils work, corrective grading bonds will be required.
- [X] All geotechnical hazards associated with this proposed development must be eliminated, or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of building or other structures within the restricted use areas.
- [] A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). -----, refer to the Soils Report(s) by -----, dated -----".
- [X] The Soils Engineering review dated 2-5-03 is attached.

[X] **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THE DIVISION OF LAND:**

- [] This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- [X] The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- [X] A soils engineering report may be required prior to approval of building or grading plans.
- [X] Geotechnical Recordation Map verification deposit estimate 6 hours.
- [] Groundwater is less than 10 feet from the ground surface on lots -----

Prepared by Robert O. Thomas Reviewed by [Signature] Date 02-03-03
Robert O. Thomas

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave.
Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 5
Job No. LX001129
Sheet 1 of 1

DISTRIBUTION:

Tentative Tract Map 53942
Location 5234 - 5237 Rosemead Blvd., San Gabriel
Developer/Owner Everest Investment Group
Engineer/Architect Engles Shen
Soils Engineer Quartech (02-032-033GE)
Geologist -

☐ Drainage
☐ Grading
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:

Tentative Tract Map Dated By Regional Planning 1/15/03 (Rev.)
Previous review sheet dated 12/12/02

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the rough grading, provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to concrete and ferrous materials. The tests must be in accordance with California Test Methods, Department of Transportation, or equivalent (aqueous solution tests, such as EPA Tests or similar methods are not acceptable for determination of resistivity).



Prepared by _____ Date 2/5/03

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate 42 feet of additional right of way on Rosemead Boulevard (service road) to the satisfaction of Public Works.
2. Dedicate vehicular access rights on Rosemead Boulevard (main highway). Access shall be taken from the Rosemead Boulevard (service road).
3. Locate the entry gate a minimum of 20 feet beyond the right of way of Rosemead Boulevard (service road) to the satisfaction of Public Works.
4. Close all driveways on Rosemead Boulevard (main highway) with standard curb, gutter, and sidewalk.
5. Repair any broken or damaged improvements on Rosemead Boulevard (main highway) abutting this subdivision.
6. Construct the missing service road island on Rosemead Boulevard to the satisfaction of Public Works.
7. Construct curb, gutter, base, and pavement on Rosemead Boulevard (service road) to the satisfaction of Public Works. The curb to curb roadway width on the service road shall be 36 feet and shall line up with adjacent improvements to the satisfaction of Public Works.
8. Construct full width sidewalk on Rosemead Boulevard (service road) to the satisfaction of Public Works.
9. Plant street trees on Rosemead Boulevard (service road).
10. Underground all existing and new utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
11. Prior to final map approval, the subdivider shall enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench.

12. Comply with the following street lighting requirements:

- a. Provide street lights on concrete poles with underground wiring on Rosemead Boulevard to the satisfaction of Public Works.
- b. Obtain Street Lighting Section's approval of the street light layout prior to project recordation.
- c. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and/or levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- d. For acceptance of street light transfer billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans and energized for at least one year as of July 1st of the current year.
- e. Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation.

DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT MAP NO. 53942 (Rev.)

Page 3/3

TENTATIVE MAP DATED 09-17-2002
REVISED EXHIBIT "A" MAP DATED 01-15-2003

13. An encroachment permit is required from Caltrans for any work on Rosemead Boulevard.
14. A deposit is required to review documents and plans for final map clearance.

HW/for
Name Barry S. Witler
MSW

Phone (626) 458-4915

Date 03-03-2003

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. The subdivider shall submit an area study to Public Works to determine if capacity is available in the sewerage system to be used as the outlet for the sewers in this land division. If the system is found to have insufficient capacity, upgrade of the existing system is required to the satisfaction of Public Works.
3. Off-site improvements are tentatively required.
4. Easements are required, subject to review by Public Works to determine the final locations and requirements.
5. A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

HW/for
Name Barry S. Witler
MSW

Phone (626) 458-4915

Date 03-03-2003

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division and that water service will be provided to each building.
3. Off-site improvements are tentatively required.
4. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructure constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each parcel in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

HW/for
Name Barry S. Witley
MSW

Phone (626) 458-4915

Date 03-03-2003



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. 53942 Tentative Map Date January 15, 2003

Revised Report yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 5000 gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install public fire hydrant(s). Upgrade / Verify existing 1 public fire hydrant(s).
- Install private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☒ Other location: Verify fire flow from the hydrant located on the West side of Rosemead, just North of said property.
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☒ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Additional hydrant requirements may be pending, based on submitted information.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date February 27, 2003



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: 53942 Map Date January 15, 2003

C.U.P. 02-182 Vicinity Arcadia

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments:

By Inspector: Janna Masi Date February 27, 2003

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 53942 DRP Map Date: 01/15/2003 SCM Date: 03/03/2003 Report Date: 02/27/2003
Park Planning Area # 42 SAN GABRIEL VALLEY Map Type: EXHIBIT "A"

Total Units **18** = Proposed Units **15** + Exempt Units **3**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.10
IN-LIEU FEES:	\$27,700

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$27,700 in-lieu fees.

Trails:

No trails.

Comments:

Proposed to build eighteen (18) attached residential condominium units with three (3) existing houses to be removed, net of fifteen (15) units.

Contact Patrocenia T. Sobrepeña, Acting Park Planner, Department of Parks and Recreation, 433 South Vermont Avenue, Los Angeles, California, 90020 at (213) 738-2972 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Tonda Lay, Trail Coordinator at (213) 738-2118.

By:


James Barber, Advanced Planning Section Head

Supv D 5th
February 26, 2003 08:43:09
QMB02F.FRX



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	53942	DRP Map Date: 01/15/2003	SMC Date: 03/03/2003	Report Date: 02/27/2003
Park Planning Area #	42	SAN GABRIEL VALLEY		Map Type: EXHIBIT "A"

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{AFMV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 1990 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

AFMV/Acre = Average Fair Marketed Value per Acre by Park Planning Area.

Total Units 18 = Proposed Units 15 + Exempt Units 3

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.02	0.0030	0	0.00
M.F. < 5 Units	2.88	0.0030	0	0.00
M.F. >= 5 Units	2.18	0.0030	15	0.10
Mobile Units	1.56	0.0030	0	0.00
Exempt Units			3	
Total Acre Obligation =				0.10

Park Planning Area = 42 SAN GABRIEL VALLEY

Goal	Acre Obligation	AFMV / Acre	In-Lieu Base Fee
@(0.0030)	0.10	\$277,000	\$27,700

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	AFMV / Acre	In-Lieu Fee Due
0.10	0.00	0.00	0.10	\$277,000	\$27,700



COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health

THOMAS L. GARTHWAITE, M.D.
DIRECTOR and CHIEF MEDICAL OFFICER

FRED LEAF
CHIEF OPERATING OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.
Director of Public Health and Health Officer

Environmental Health
ARTURO AGUIRRE, Director

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 • FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS
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February 24, 2003

Tract No. 53942

Vicinity: San Gabriel

Vesting Tentative Map (3rd Revision) Date: January 15, 2003

The Los Angeles County Department of Health Services has no objection to the approval of **Vesting Tentative Tract Map 53942**, provided that the expected potable water needs will be supplied through a public water system which guarantees water connection and service to all units and wastewater treatment demands for all units will be accommodated by public sewer and public wastewater treatment facilities as proposed.

If you have any questions or need additional information, please contact Patrick Nejadian at 626-430-5380.

Respectfully,

Russell A. Johnson, R.E.H.S., Chief,
Mountain & Rural/Water, Sewage & Subdivision Program



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT No. 02-182 - (5)
TRACT MAP NO. 53942
CUP and ZC NO. 02-182-(5)

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE	

APPLICANT Everest Investment Group		OWNER Everest Investment Group		REPRESENTATIVE Engles Shen	
REQUEST Tentative Tract Map: To create one multi-family lot with eighteen (18) new, attached condominiums on 0.85 acres. Zone Change: To change the existing A-1 zone to R-3-DP. Conditional Use Permit: To ensure compliance with the requirements of the Development Program zone.					
LOCATION/ADDRESS 5235 – 5237 Rosemead Blvd. Between Broadway and Pentland St.			ZONED DISTRICT East San Gabriel		
ACCESS Rosemead Blvd. (via a service road)			COMMUNITY		
			EXISTING ZONING A-1 (Light Agricultural- 5,000 Square Foot Minimum Lot Area)		
SIZE 0.85 Acres (1.16 gross)	EXISTING LAND USE Vacant		SHAPE Rectangular	TOPOGRAPHY Relatively flat	
SURROUNDING LAND USES & ZONING					
North: A-1 (Light Agricultural- 5,000 Square Foot Minimum Lot Area) Single-family and multi-family residential lots.			East: City of Temple City with commercial and residential uses as well as a church.		
South: R-3 (Limited Multiple Residence), Single-family and multi-family residential lots.			West: A-1 (Light Agricultural- 5,000 Square Foot Minimum Lot Area), Single-family and multi-family residential lots.		
GENERAL PLAN	DESIGNATION		MAXIMUM DENSITY		CONSISTENCY
Los Angeles Countywide General Plan	12 – 22 du/acre		25 Dwelling Units		Yes
ENVIRONMENTAL STATUS Negative Declaration					
DESCRIPTION OF SITE PLAN The tentative tract map depicts one multi-family lot subdivision for 18 new, attached condominiums in 4 buildings on the 0.85-acre subject property. The project site currently is currently vacant. The proposed development will be served by Rosemead Blvd (service road).					
KEY ISSUES <ul style="list-style-type: none">The proposed development is located in the East Pasadena – San Gabriel Community Standards District.The tentative tract map depicts 3 existing residential structures to be removed. These building have already been removed. A copy of the demolition permits has been provided.A zone change is requested to change the existing A-1 zone to R-3-DP.Although the property to the north of the proposed development is zoned A-1, there are multi-family residences there permitted by ZEC 8131, approved by the Regional Planning Commission on August 30, 1966. <p style="text-align: right;">(If more space is required, use opposite side)</p>					

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON Ellen Fitzgerald or Jill Sourial		
RPC HEARING DATE (S) July 9, 2003	RPC ACTION DATE September 17, 2003	RPC RECOMMENDATION Approval
MEMBERS VOTING AYE Bellamy, Helsley, Modugno	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING) Approval		
SPEAKERS* (O) (F) 1	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor

CASE No. 02-182-(5)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- ☒ APPROVAL ☐ DENIAL
- ☐ No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2
- ☒ Street improvements _____ X Paving _____ X Curbs and Gutters _____ X Street Lights
- _____ X Street Trees _____ Inverted Shoulder _____ X Sidewalks _____ Off Site Paving _____ ft.
- ☒ Water Mains and Hydrants
- ☐ Drainage Facilities
- ☒ Sewer ☐ Septic Tanks ☐ Other _____
- ☒ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

Prepared by: Jill Sourial

ZONE CHANGE CASE NO. 02-182-(5)
VESTING TENTATIVE TRACT MAP NO. 53942
CONDITIONAL USE PERMIT CASE NO. 02-182-(5)

STAFF REPORT

July 9, 2003 REGIONAL PLANNING COMMISSION PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Everest Investment Group, proposes to develop a residential project with 18 new, attached single-family condominiums. The proposed development requires the approval of Zone Change Case No. 02-182-(5) to change the zoning of the subject property from A-1 (Light Agricultural – 5,000 square foot minimum lot area) to R-3-DP (Limited Multiple Residence-Development Program Zone), Vesting Tentative Tract Map No. 53942 for the 18-unit condominium subdivision, and Conditional Use Permit Case No. 02-182-(5) to ensure compliance with requirements of the Development Program Zone. In addition, the subject property is within the East Pasadena – San Gabriel Community Standards District (CSD) and must comply with all applicable provisions of the CSD.

DESCRIPTION OF PROJECT PROPERTY

Location: The project site is located at 5235 – 5237 Rosemead Boulevard between Broadway and Pentland Street in the East San Gabriel Zoned District.

Physical Features: The subject property is approximately 0.85 net acres (1.16 gross acres) in size, rectangular in shape, with flat terrain.

Access: Local access to the site is provided from Rosemead Boulevard, with a 42-foot wide service road serving the subject property. Rosemead Boulevard is a state highway (Route 19) and additional regional access is provided from the San Bernardino Freeway (I-10), located approximately 2 miles away from the project site.

ENTITLEMENTS REQUESTED

Zone Change: The applicant requests approval of a change of zone from A-1 (Light Agricultural – 5,000 square foot minimum lot area) to R-3-DP (Limited Multiple Residence-Development Program Zone).

Conditional Use Permit: The applicant requests approval of a Conditional Use Permit to ensure compliance with requirements of the Development Program Zone.

Vesting Tentative Tract Map: The applicant requests approval of Vesting Tentative Tract Map No. 53942 to create one lot with 18 new attached single-family condominiums in 4 buildings.

EXISTING ZONING

The subject property is currently zoned A-1 (Light Agricultural – 5,000 square foot minimum lot area). The applicant requests a zone change to R-3-DP (Limited Multiple Residence-Development Program Zone) to allow the proposed residential development. Adjacent properties are zoned A-1-5,000 (Light Agricultural – 5,000 square foot minimum lot area) to the north and west and R-3 (Limited Multiple Residence) to the south. The area to the east is located within the City of Temple City.

EXISTING LAND USES

The tentative map depicts three single-family residences on the subject property, designated to be removed to allow for the current development proposal. The demolition permits to remove these structures have already been obtained therefore the project site is currently vacant. Surrounding uses consist of single-family residences primarily to the west, multi-family residences to the north and south, commercial establishments such as a hotel, an animal hospital, and offices to the east on Rosemead Boulevard, as well as a church.

PREVIOUS CASE/ZONING HISTORY

The current A-1 (Light Agricultural – 5,000 square foot minimum lot area) zone on the subject property became effective on January 1, 1931 following the adoption of Ordinance Number 1891 which created the East San Gabriel Zone District. Although the properties to the north of the proposed development are zoned A-1, multi-family residences were built there in 1967 following approval by the Regional Planning Commission of Zone Exception Case 8131-(5) on August 30, 1966. The R-3 (Limited Multiple Residence – 5,000 square foot minimum lot area) zone on the adjacent properties to the south became effective July 17, 1959 following the adoption of Ordinance Number 7551, which established Zone Change 3474.

GENERAL PLAN CONSISTENCY

The subject property is depicted in the Urban 3, Medium Density Residential Land Use Category (12-22 dwelling units/acre) of the Los Angeles County General Plan. This category permits a maximum of 25 dwelling units on the 1.16-gross acre property. The applicant's proposal to create 18 condominiums, approximately 15.5 dwelling units/acre, is consistent with the density allowed under the Medium Density Residential category.

The surrounding area has a variety of residential and commercial uses. Residential densities range from 1.7 dwelling units per acre in the single-family residences to the north to 32 dwelling units per acre in the multi-family residences. The proposed condominium development would be more compatible with the existing residential neighborhood than the currently vacant lot and would not have an adverse effect on the diverse character of the existing community. In addition, project characteristics would be comparable to the development pattern of nearby multi-family residences. The proposed development will be adequately served by existing services and facilities. There are two covered parking spaces for each condominium and 5 total

guest parking spaces, consistent with the County guest parking requirement of one space for every four dwelling units. The Exhibit “A” submitted by the applicant depicts a residential development that is compatible with the character, scale and design of the surrounding neighborhood.

The following excerpt from the Housing Element of the General Plan discusses the need to maintain an adequate supply of housing (Page IV-31).

“An ample supply of housing is necessary to stabilize the rising cost of housing and to ensure that all housing needs are met. The project demand for housing can be met by preserving the existing housing stock and by new construction.”

Policy Number 3 of the Housing Element of the General Plan (Page IV-31) encourages the type of development proposed by the applicant.

“Provide for new urban residential development principally in those areas that are in close proximity to existing community services and facilities.”

Additional applicable General Plan policies and goals include:

Land use and urban development pattern

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.
- Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities).
- Promote the provision of an adequate supply of housing by location, type and price.

EAST PASADENA – SAN GABRIEL COMMUNITY STANDARDS DISTRICT

Pursuant to Section 22.44.135, the applicant must meet the development standards for the proposed R-3 zone in the East Pasadena – San Gabriel Community Standards District. The project has been conditioned to meet these requirements. A plot plan review will be required after final map approval to ensure:

- The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot or parcel of land shall not be included in this computation. A setback table has been provided by the applicant and is attached to this report.
- A minimum of 20 percent of the required front yard shall contain softscape landscaping.
- For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a single-family residential zone, the maximum height of the structure at five feet from the property line adjacent to the single-family residential zone shall be 10 feet

and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.

- The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings except cellars or garages.
- The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings.
- The maximum height is 35 feet excluding chimneys and rooftop antennas.
- The minimum rear setback is 15 feet.

ZONE CHANGE

The zone change request from A-1 to R-3-DP is warranted because the current land use designation is Category 3, Medium Density Residential. The zone change from A-1 to R-3 would bring the zoning into conformance with the land use category. The proposed zone change would be compatible with the existing residential zoning and uses.

CONDITIONAL USE PERMIT

Pursuant to Section 22.40.040, the applicant has requested a Conditional Use Permit and submitted an Exhibit "A" to demonstrate compliance with requirements of the Development Program Zone. The applicant has also submitted a burden of proof and a Conditional Use Permit progress schedule, which are attached to this report.

PROJECT DESCRIPTION

The project proposes to create one lot with 18 new attached single-family condominiums in 4 buildings on approximately 0.85 net acres. The condominiums will occupy approximately 21,483 square feet (58%) of the project site. The proposed condominiums are two-stories and 31.6 feet in height. They are 1,750 square feet each in size with 3 bedrooms and a study. Each condominium will have its own 2-car, 449 square foot garage.

The remainder of the site will constitute guest parking, sidewalks, driveways, and landscaping. The project proposes a gated entry from Rosemead Boulevard. The existing 6-foot high wire fences on the north, south, and west sides of the property boundary will be replaced with a new 6-foot concrete block wall. The condominiums will be accessed by a 29 feet wide common driveway with no parking permitted. Guest parking spaces are provided throughout the project.

The proposed development has been reviewed by the members of the Subdivision Committee and has been recommended for approval. The proposed conditions of approval are attached.

BURDEN OF PROOF

Pursuant to Los Angeles County Zoning Code Section 22.16.110, the applicant must meet the burden of proof for a zone change. Pursuant to Los Angeles County Zoning Code Section 22.56.040, the applicant must meet the burden of proof for a conditional use permit. The

applicant indicates that the proposed project will be consistent with the surrounding community and comply with all necessary requirements. Refer to the attached burden of proof statements submitted by the applicant.

ENVIRONMENTAL DOCUMENTATION

In accordance with State and County CEQA guidelines, a Negative Declaration was prepared for the proposed project. Based upon the attached Negative Declaration, potential environmental impacts on water quality, traffic, and noise, would not be significant.

STAFF EVALUATION

The proposed development is consistent with all applicable provisions of the Los Angeles Countywide General Plan, Subdivision Code, Zoning Code, and the proposed R-3-DP zoning. The subject property is surrounded by compatible uses and residential densities and has access to a County maintained street. All required public services and necessary infrastructure will be provided for the proposed subdivision. Construction of the project on the existing vacant lot should not negatively impact surrounding residents.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Regional Planning Commission approve Vesting Tentative Tract Map No. 53942 and Conditional Use Permit Case No. 02-182-(5), certify the Negative Declaration, and recommend adoption of Zone Change Case No. 02-182-(5) to the Board of Supervisors.

Suggested Motion: "I move that the Regional Planning Commission close the public hearing, direct staff to prepare the necessary findings and conditions for approval of Conditional Use Permit Case No. 02-182-(5) and Vesting Tentative Tract Map No. 53942, and recommend approval of Zone Change Case No. 02-182-(5) to the Board of Supervisors."

Attachments:

- Draft Conditions
- Zone Change Burden of Proof
- Conditional Use Permit Burden of Proof
- CUP Progress Schedule
- Negative Declaration
- Vesting Tentative Tract Map No. 53942
- Conditional Use Permit Case No. 02-182 Exhibit "A"
- Land Use Map
- Site Plan
- Photographs

**ZONE CHANGE CASE NO. 02-182-(5)
CONDITIONAL USE PERMIT CASE NO. 02-182-(5)
VESTING TENTATIVE TRACT MAP NO. 53942**

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

REGIONAL PLANNING COMMISSION HEARING DATE: July 9, 2003

SYNOPSIS:

The applicant is requesting a zone change, conditional use permit and tentative tract map approval to authorize the creation of one lot with 18 condominiums and to change the zoning of the project site from A-1-5,000 (Light Agricultural – 5,000 square foot minimum lot area) to R-3-DP (Limited Multiple Residence – Development Program) zone.

PROCEEDINGS BEFORE THE COMMISSION

A duly noticed public hearing was held before the Regional Planning Commission on July 9, 2003. At the July 9 public hearing, Commissioners Bellamy, Helsley, and Modugno were present. One representative for the applicant was sworn in to testify in favor of the request. No one testified in opposition to the project. The Regional Planning Commission voted (3-0) to close the public hearing, indicated its intent to recommend approval of the conditional use permit, tentative tract map, and zone change, and direct staff to prepare findings and conditions for approval. On September 17, 2003, the Regional Planning Commission voted (5-0) to recommend approval of the conditional use permit, tentative tract map, zone change request and Negative Declaration to the Board of Supervisors.

VOTE: 5-0

Concurring: Commissioners Helsley, Valadez, Bellamy, Rew, and Modugno

Dissenting: None

Abstaining: None

Absent: None

Action Date: September 17, 2003

ZONE CHANGE – BURDEN OF PROOF

SECTION 22.16.110

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Commission the following facts. Answers must be made complete and full:

- A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:

The project site is located on the west side of a major highway accessed by a service road abutting said major highway. It is bounded by an apartment complex to the north, detached single-family units to the west, condominium buildings to the south and commercial development to the east.

- B. A need for the proposed zone classification exists within such area or district because:

The proposed zone classification will result in a unified and more harmonious arrangement in the district.

- C. The particular property under consideration is a proper location for said zone classification within such area or district because:

The site is located within a highly urbanized area. The proposed zoning will eliminate an inappropriate classification within the district.

- D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because:

It will be in conformance with the General Plan, removes conflict between General Plan designation and zoning classification and pay due respect to good zoning practice.

(NOTE: Use additional sheets as necessary)

CONDITIONAL USE PERMIT CASE-BURDEN OF PROOF

SEC. 22.56.040

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The project site as it is existing now, is in very poor unmanageable condition. With a CUP and when the project is complete, it will improve the health, peace, comfort or welfare of the area. It will increase enjoyment or valuation of properties of the area and it will be a much better environment and improvement of general welfare.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

Design of the project will follow current Code and all development features as required will be provided and integrate with the surrounding area.

C. That the proposed site is adequately served:

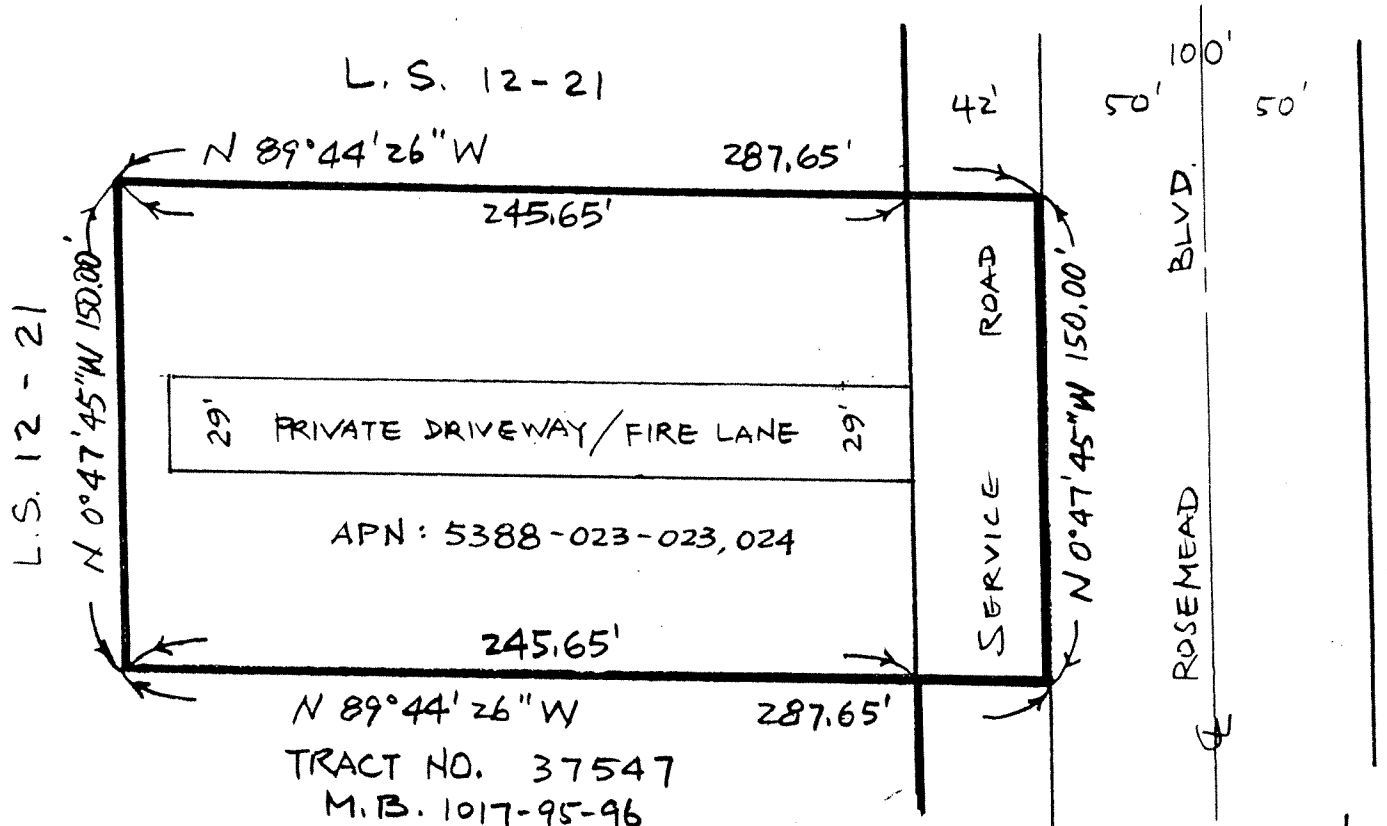
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The site is located along a major highway and accessed from a service road, 42' wide, parallel with Rosemead Blvd. Both streets are with sufficient width to handle increased traffic.

ZONE CHANGE

TENTATIVE TRACT NO. 53942

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGAL DESCRIPTION :

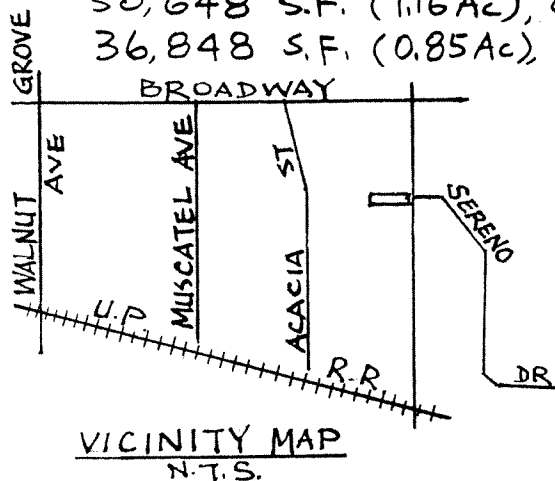
PARCEL 53, IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON
LICENSED SURVEYOR'S MAP FILED IN BOOK 12, PAGE 21 OF
RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.

SCALE 1"=60'

AREA :

50,648 S.F. (1.16 Ac), GROSS
36,848 S.F. (0.85 Ac), NET

EXISTING ZONING : A-1-5,000
PROPOSED ZONING : R3



VICINITY MAP
N.T.S.

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES

ZONE CHANGE CASE : 02-182-(5)
EAST SAN GABRIEL ZONED DISTRICT

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NUMBER: ZC 02-182 / TR53942

1. DESCRIPTION:

The proposed project is a request to construct 18 condominium units in four buildings with each unit having a two-car attached garage. Five guest parking spaces will also be provided for the proposed development. The existing 6' high wire fences on the north, south, and west sides of the property boundary will be replaced with a new 6' high concrete block wall. Application also includes a request for a zone change from A-1 to R-3.

2. LOCATION:

5235 – 5237 Rosemead Blvd., San Gabriel

3. PROPONENT:

*Everest Investment Group
9163 E. Las Tunas Drive
Temple City, CA 91780*

4. **FINDINGS OF NO SIGNIFICANT EFFECT:**

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

**THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS:
DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012**

PREPARED BY: Christina D. Tran

CT

DATE: October 30, 2002

LOS ANGELES COUNTY LETTERGRAM

TO	Ellen Fitzgerald Land Divisions	FROM	Christina Tran Impact Analysis <i>CT</i>
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SUBJECT: ZC 02-182 / TR53942

DATE: December 4, 2002

Due to our receipt of comments from the Caltrans on November 25, 2002, please include the following requirements as conditions of approval with the conditions previously set forth in our memo dated October 30, 2002.

2. Prior to the issuance of a grading or building permit, whichever occurs first, applicant shall comply with all requirements of Caltrans as stated in their letter dated November 20, 2002 and applicant shall obtain an encroachment permit from Caltrans, if required.

LOS ANGELES COUNTY LETTERGRAM

TO	Ellen Fitzgerald Land Divisions	FROM	Christina Tran Impact Analysis <i>CT</i>
-----------	------------------------------------	-------------	---

SUBJECT: ZC 02-182 / TR53942

DATE: October 30, 2002

The following conditions shall be included as conditions of approval:

1. Applicant shall comply with the NPDES requirements of the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works.

DEPARTMENT OF TRANSPORTATION

DISTRICT 7, REGIONAL PLANNING

IGR/CEQA BRANCH

120 SO. SPRING ST.

LOS ANGELES, CA 90012

PHONE (213) 897-6536

FAX (213) 897-1337

E-Mail: NersesYerjanian@dot.ca.gov

02-182

*Flex your power!
Be energy efficient!*

Ms. Christina Tran
Department of Regional Planning
County of Los Angeles
320 West Temple St.
Los Angeles, CA. 90012

IGR/CEQA # 021119NY
IS /18 Units Condominium, 5235 Rosemead Blvd.
SCH#2002111008
LA/10/25.84

November 20, 2002

Dear Ms. Tran:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the proposed development of eighteen units condominium.

To assist us in our efforts to evaluate the impacts of this project on State transportation facilities, State Route 19 (Rosemead Blvd.) please provide a brief traffic report showing ingress/egress, turning movements, and a directional flow for project vehicle trips. Please project these numbers to build-out of the project.

Storm water run-off is a sensitive issue for Los Angeles and Ventura counties. Please be mindful of your need to discharge clean run-off water. An Encroachment Permit from the Department of Transportation may be needed for this project. Any encroachment into, on or over State right-of-way needs a Department Encroachment Permit. Please prepare and submit engineering plans including drainage plans, for our review so we can determine whether an encroachment exists.

We would like to remind you that any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. We recommend that large size truck trips be limited to off-peak commute periods.

Ms. Tran

November 20, 2002

If you have any questions regarding this response, please call the Project Engineer/Coordinator Mr. Yerjanian at (213) 897-6536 and refer to IGR/CEQA # 021119NY.

Sincerely,



STEPHEN J. BUSWELL
IGR/CEQA Branch Chief
Transportation Planning Office
Caltrans, District 7



Gray Davis
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse



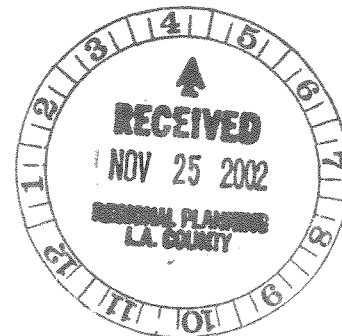
Tal Finney
Interim Director

ACKNOWLEDGEMENT OF RECEIPT

DATE: November 20, 2002

TO: Christina Tran
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: ZC 02-182 / TR53942
SCH#: 2002111008



This is to acknowledge that the State Clearinghouse has received your environmental document for state review. The review period assigned by the State Clearinghouse is:

Review Start Date: November 4, 2002
Review End Date: December 3, 2002

We have distributed your document to the following agencies and departments:

Caltrans, District 7
Department of Fish and Game, Region 5
Department of Parks and Recreation
Department of Water Resources
Native American Heritage Commission
Regional Water Quality Control Board, Region 4
Resources Agency
State Lands Commission

The State Clearinghouse will provide a closing letter with any state agency comments to your attention on the date following the close of the review period.

Thank you for your participation in the State Clearinghouse review process.



*** INITIAL STUDY ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: July 9, 2002 Staff Member: Christina D. Tran
Thomas Guide: 596 H-4 USGS Quad: El Monte
Location: 5235-5237 Rosemead Blvd., San Gabriel

Description of Project: Application for a Tentative Tract Map to construct 18 condominium units in four buildings with each unit having a two-car attached garage. Five guest parking spaces will also be provided for the proposed development. The existing 6' high wire fences on the north, south, and west sides of the property boundary will be replaced with a new 6' high concrete block wall. Application also includes a request for a zone change from A-1 to R-3.

Gross Acres: 1.16 acre
Environmental Setting: Project site is located in an urbanized area with no significant natural habitats. There are currently three vacant residences and wire fences on three sides of the project site which will be demolished/removed to make way for the proposed development. Surrounding uses consist of single family residences chiefly to the west, apartments and condominiums to the north and south, commercial establishments such as a hotel, an animal hospital, and offices to the east on Rosemead Blvd. as well as a church.

Zoning: A-1-1 (Light Agricultural, minimum lot size of 1 acre)
General Plan: Low Density Residential
Community/Area wide Plan: N/A

Major projects in area:

PROJECT NUMBER

DESCRIPTION & STATUS

90219/TR49452

5 SF lots on .81 acre in A-1 (8/21/90 approved)

01211/PM26486

3 SF lots on .5 acre (3-5-02 approved)

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

☐ None

☒ Regional Water Quality
Control Board

☒ Los Angeles Region

☐ Lahontan Region

☐ Coastal Commission

☐ Army Corps of Engineers

☐

☐

☐

☐

☐

Trustee Agencies

☒ None

☐ State Fish and Game

☐ State Parks

☐

☐

☐

Special Reviewing Agencies

☐ None

☐ Santa Monica Mountains
Conservancy

☐ National Parks

☐ National Forest

☐ Edwards Air Force Base

☐ Resource Conservation District
of Santa Monica Mtns. Area

☒ Temple City

☒ San Gabriel County Water
District

☒ San Gabriel Unified School
District

☐

☐

☐

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☐

Regional Significance

☒ None

☐ SCAG Criteria

☐ Air Quality

☐ Water Resources

☐ Santa Monica Mtns. Area

☐

☐

☐

☐

☐

☐

County Reviewing Agencies

☒ Subdivision Committee

☐ DPW:

☐

☐

☐

☐

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
					Potentially Significant Impact	
CATEGORY	FACTOR	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Revitalization
- ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- ☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Christina Cram Date: 10-29-02

Approved by: Daryl Koutnik Date: 29 OCTOBER 2002

- ☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

<input type="checkbox"/> Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70			
<input type="checkbox"/> MITIGATION MEASURES	<input type="checkbox"/> OTHER CONSIDERATIONS		
<input type="checkbox"/> Lot Size	<input type="checkbox"/> Project Design	<input type="checkbox"/> Approval of Geotechnical Report by DPW	

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

<input type="checkbox"/> Potentially significant	<input type="checkbox"/> Less than significant with project mitigation	<input checked="" type="checkbox"/> Less than significant/No Impact
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HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Section 308A ☐ Ordinance No. 12,114 (Floodways)

☐ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- ☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Prevention Guide No.46
☐ Fuel Modification / Landscape Plan

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

- ☐ Project Design ☐ Compatible Use

Applicant shall comply with all conditions and recommendations of the subdivision committee.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☒ Noise Ordinance No. 11,778 ☒ Building Ordinance No. 2225--Chapter 35

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <i>10-99 home subdivision are subject to NPDES requirements</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? <i>10-99 home subdivision are subject to NPDES requirements</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | |
|--|---|
| <input type="checkbox"/> Industrial Waste Permit | <input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input checked="" type="checkbox"/> NPDES Permit CAS614001 Compliance (DPW) |

☐ MITIGATION MEASURES

- ☐ Lot Size ☐ Project Design ☐ Compatible Use

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- | | | |
|--|--|---|
| <input type="checkbox"/> Potentially significant | <input type="checkbox"/> Less than significant with project mitigation | <input checked="" type="checkbox"/> Less than significant/No impact |
|--|--|---|

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☐ MITIGATION MEASURES

☐ Project Design ☐ Air Quality Report

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ MITIGATION MEASURES

☐ Lot Size ☐ Project Design

☐ OTHER CONSIDERATIONS

☐ ERB/SEATAC Review ☐ Oak Tree Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?
<hr/>				
<hr/>				

☐ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Project Design ☐ Traffic Report

☐ Consultation with Traffic & Lighting Division

Applicant shall comply with all conditions and recommendations of the subdivision committee.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☐ Plumbing Code – Ordinance No. 2269

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Fire Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code – Ordinance No. 2269 ☐ Water Code – Ordinance No. 7834

☐ MITIGATION MEASURES

☐ Lot Size ☐ Project Design

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ **MITIGATION MEASURES**

☐ Toxic Clean-up Plan

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
<hr/>				
<i>Zone change requested would permit proposed use</i>				
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?
<hr/>				
<hr/>				

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact